

## LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for October 12, 2005 PLANNING COMMISSION MEETING

**P.A.S.:** Change of Zone #04085

**PROPOSAL:** From R-2 Residential to R-T Residential Transition

**LOCATION:** S.W. 17<sup>th</sup> St. & West "A" St.

**LAND AREA:** One acre, more or less

**CONCLUSION:** This area abuts a commercial district, which is a requirement of the R-T District. The request is in conformance with the comprehensive plan.

<b>RECOMMENDATION:</b>
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Approval

### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Outlot A, New Century Estates, located in the NE 1/4 of Section 33, Township 10 North, Range 6 East, Lancaster County, Nebraska

**EXISTING ZONING:** R-2 Residential

**EXISTING LAND USE:** Undeveloped

### **SURROUNDING LAND USE AND ZONING:**

North:	R-2 Residential	Single family/two-family residential
South:	R-2 Residential	Single family/two-family residential
East:	R-2 Residential	Single family/two-family residential
West:	B-2 Neighborhood Business	Shopping Center

**ASSOCIATED APPLICATIONS:** Use Permit #04008

### **HISTORY:**

**October 29, 1993** New Century Estates final plat was approved by the Planning Director

**August 30, 1993** New Century Estates preliminary plat was adopted by the City Council.

## **COMPREHENSIVE PLAN SPECIFICATIONS:**

Maximize the community's present infrastructure investment by planning for residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land in older neighborhoods, and encouraging a greater amount of commercial space per acre and more dwelling units per acre in new neighborhoods.(F-17)

Construction and renovation within the existing urban area should be compatible with the character of the surrounding neighborhood. (F-18)

Encourage mixed-use redevelopment, adaptive reuse, and in-fill development including residential, commercial and retail uses. (F-18)

Development principles include; Transition of uses, less intense office uses near residential areas. (F-21)

The Land Use Plan designates urban residential for this site. (F-24)

The land use plan displays the generalized location of each land use. It is not intended to be used to determine the exact boundaries of each designation. The area of transition from one land use is often gradual. The Comprehensive Plan also encourages the integration of compatible land uses, rather than a strict segregation of different land uses. (F-27)

**UTILITIES:** Utilities are available to serve this property.

**TRAFFIC ANALYSIS:** West "A" St. is classified as a minor arterial. Currently, West "A" St. is a two-lane asphalt rural cross section road.

## **ANALYSIS:**

1. The applicant has requested a change of zone from R-2 to R-T.

Section 27.28.020(a) of the zoning ordinance states;

An R-T Residential Transition designation may be granted to any property abutting upon, or directly across a street from and fronting the same street as property zoned B-1, B-2, B-3, H-2, H-3, H-4, I-1, and I-2. Each building to be located within a Residential Transition District shall have:

- (1) A two and one-half inch in twelve inch pitched roof or steeper;
- (2) A nonreflective exterior siding material which is or simulates wood, stucco, brick, or stone;
- (3) A nonreflective roof material which is or simulates asphalt or wood shingles, tile, or rock;
- (4) No air conditioners on the roof.

The area within the requested change of zone abuts a B-2 district and fronts the same street as the B-2 district.

2. This request is associated with a use permit for a office building with a total floor area of 5,000 sq. ft.
3. The subject property has remained undeveloped since 1993 when the preliminary plat was approved.
4. The intent of the R-T district is to provide a transition between commercial and residential land uses.

Prepared by:

Tom Cajka  
Planner

**DATE:** September 28, 2005

**APPLICANT:** Brian D. Carstens  
Brian D. Carstens & Associates  
601 Old Cheney Rd.  
Lincoln, NE 68512  
(402) 434-2424

**OWNER:** GEICO Development  
2251 W. Pleasant Hill rd.  
Lincoln, NE 68523  
(402) 430-6977

**CONTACT:** same as applicant



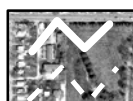
# **Use Permit #04008** **Change of Zone #04085** **SW 17th & West A St.**

2002 aerial

## **Zoning:**

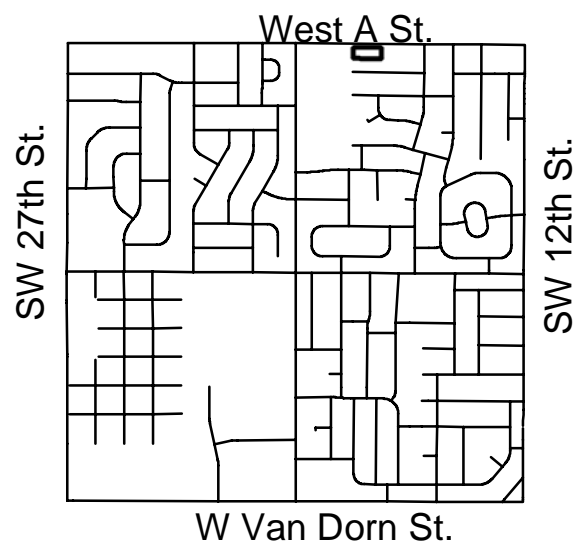
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile  
 Sec. 33 T10N R6E



Zoning Jurisdiction Lines

City Limit Jurisdiction



W Van Dorn St.

Lincoln City - Lancaster County Planning Dept.

## LEGAL DESCRIPTION

### CHANGE OF ZONE R-2 TO R-T

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A survey of Outlot A, New Century Estates, located in the Northeast Quarter of Section 33 Township 10 North Range 6 East of the Sixth Principal Meridian, Lancaster County, Nebraska; More particularly described by metes and bounds as follows.

Commencing at the Northwest corner of Outlot A, New Century Estates, said point being on the South right of way of West A Street, and the POINT OF BEGINNING; Thence North 90°00'00" West, (an assumed bearing) on the said South right of way, a distance of 332.84 feet to the Northwest corner of Lot 5 Westland Heights; Thence South 00°35'12" East, on the West line of Lot 6, Westland Heights, a distance of 134.61 feet to the Northeast Corner of Lot 5 New Century Estates; Thence South 89°58'05" West, on the North line of Lots 5 thru 1, New Century Estates, a distance of 332.80 feet, to the Northwest corner of Lot 1, Newcentury Estates; Thence North 00°36'10" West, on the East line of Lot 144 Irregular Tract, a distance of 134.79 feet to the POINT OF BEGINNING, and containing a calculated area of 44,827.93 Square feet or 1.0 acres more or less.

